

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: April 7, 2016 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Tuft & Needle 69-DR-2015

Location: 2730 N. Scottsdale Road

Request: Request approval to modify the design of an existing commercial building and convert it from restaurant use to a retail use, with approximately 3,130 square feet of building area, and associated site improvements, all on an approximately 0.42-acre site.

OWNER

SimonCRE-Ashford IV
480-745-2477

ARCHITECT/DESIGNER

Synectic Design

APPLICANT CONTACT

Lance Baker
Synectic Design
480-948-9766

BACKGROUND

Zoning

This site is zoned Highway Commercial District (C-3), which allows a variety of retail, office, and service uses.

Context

Located approximately 450 feet south of Thomas Road, the site is situated on the west side of Scottsdale Road in an area consisting of a variety of architectural styles. Most of the surrounding buildings are single-story and were constructed in the 60's and 70's. Residential development to the west also consists primarily of single-story buildings, constructed in the 50' and 60's.

Adjacent Uses and Zoning

- North Undeveloped Parcel, zoned C-3
- South Retail (vacant), zoned C-3

- Proposed Use: Retail
- Parcel Size: 0.42 gross acres
- Building / Commercial space: 3,130 square feet
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 14-feet 8-inches, excluding rooftop appurtenances
- Parking Required: 13 spaces
- Parking Provided: 14 spaces

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Tuft & Needle, per the attached stipulations, finding that the provisions of the Sensitive Design Principles and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

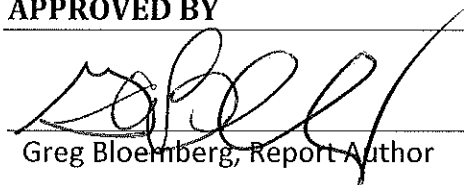
Greg Bloemberg

Senior Planner

480-312-4306

E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

3-22-16
Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

3/22/16
Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

3/22/16
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
 - 2A. Close-Up Aerial
 - 3. Context Aerial w/ Site Plan
 - 4. Site Plan
 - 5. Building Elevations (black & white)
 - 6. Building Elevations (color)
 - 7. Perspectives
 - 8. Material and Color Board
 - 9. Landscape Plans
 - 10. Exterior Lighting Cut Sheet
 - 11. Public Comment

**Stipulations for the
Development Review Board Application:
Tuft & Needle
Case Number: 69-DR-2015**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations provided by Synectic Design, with a city staff date of 2/12/16.
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by Synectic Design, with a city staff date of 2/12/16.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by T.J. McQueen & Associates, with a city staff date of 2/12/16.

ARCHITECTURAL DESIGN:

Ordinance

- A. *With the final plans submittal, provide information and details related to screening devices that will be utilized to screen any mechanical equipment in compliance with Zoning Ordinance Section 1.904(A)(4) and Section 7.105.*

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

4. *With the final plans submittal, information and details shall be provided to indicate how the existing electrical meters and service panels on the north wall of the building are to be integrated into the building design. All panels shall be flush with the exterior face of the building.*
5. *With final plans submittal, the applicant shall modify the roof-top mechanical equipment screening to be black metal panels that have a random width and have a similar finish as the other metal work that is utilized elsewhere on the building.*
6. *With the final plans submittal, the proposed materials and color scheme shall be revised include textures and muted colors that are found in the surrounding desert context, per Scottsdale Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines, Architecture Section, to the satisfaction of Current Planning staff.*

SITE DESIGN:

Ordinance

- B. *With the final plans submittal, the project data portion of the site plan shall be revised to include the required/provided bicycle parking.*

DRB Stipulations

7. *All drive aisles that are fire lanes shall have a width of not less than twenty-four (24) feet, except along the south side of the building where existing physical constraints prohibit this condition.*
8. *Refuse enclosures shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1.*

LANDSCAPE DESIGN:

DRB Stipulations

9. *With the final plans submittal, the landscape plan shall be revised to include all pertinent information and details, as specified in the Plan and Report Requirements for Development Applications.*

EXTERIOR LIGHTING:

DRB Stipulations

10. *All exterior luminaires shall meet all IES requirements for full cutoff, and shall be directed downward and away from property lines, except for sign lighting.*
11. *Incorporate the following parking lot and site lighting into the project's design:*
Parking Lot and Site Lighting:
 - a. *The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation.*
 - b. *The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation*

- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 12. *With the final plans submittal, the site plan shall be revised to indicate the site area, with a dashed or dotted line, that will be allocated for bicycle parking spaces. Modify the location of bicycle parking spaces and racks if they conflict with accessible paths, utility equipment, light fixtures, landscape and irrigation improvements, or structural components of the building, per DSPM Section 2-1.808 B.*

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

- 13. *Prior to the approval of final improvement plans, the owner shall dedicate 10 feet of right-of-way to complete the 20 feet right-of-way for the alley that is west of the site.*
- 14. *With the final plans submittal, a Cross-Access Easement shall be dedicated, connecting the two parcels that make up the project site.*
- 15. *The final improvement plans shall show appropriate turning radii for refuse and service vehicle (45-foot outside and 25-foot inside radii) along the drive aisles.*
- 16. *The owner shall provide pavement markings and directional arrows on the plans to clearly indicate one-way travel pattern.*

WATER AND WASTEWATER STIPULATIONS:

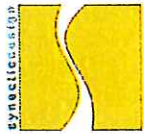
DRB Stipulations

- 17. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.

ADDITIONAL ITEMS:

DRB Stipulations

- 18. *Flagpoles, if provided, shall not exceed 30 feet in height and shall be one-piece conical tapered design.*
- 19. *There shall be no exterior product display or vending.*
- 20. *All external signage requires separate review, approval, and permits.*



Synectic Design, Inc.
1111 W University Dr, Suite 104
Tempe, Arizona 85281

Redevelopment Narrative
Simon CRE Ashford IV – Retail Improvements
2730 N Scottsdale Rd
Scottsdale, Arizona



- 1. Introduction**
- 2. Development Plan**
- 3. Conformance**
- 4. Development Standards**
- 5. Conclusion**

69-DR-2015
2/12/2016

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ATTACHMENT #1

1. Introduction

Purpose and Vision of the Request

The purpose of this request is to obtain the approval needed for the renovation of an existing structure into a high quality retail building in Southern Scottsdale. The two existing lots would be combined and the proposed development would upgrade the existing 3,387 S.F. masonry structure into a 3,197 S.F. single story modern retail building.

Request

The proposed renovations allows a high density of population with a proportional increase in amenities as the density rises. The area promotes a high-quality pedestrian environment property development standards.

Location/Current Use

The project is located along N. Scottsdale Rd, just south of Thomas Road, at 2730 N Scottsdale. Currently, the north site is paved with parking designation and the south site has the vacant, old, single-story building located on it. The lots are zoned C-3 and the associated Assessor's Parcel #s are 129-01-007A and 129-01-006D

Relationship to Surrounding Properties

The property is located at 2730 N Scottsdale Rd, Scottsdale. The frontage of this building and the adjacent properties abut Scottsdale Road and share a common pedestrian sidewalk. The building is separated by a vehicular drive on the north and south sides of the lot. The existing topography is flat to encourage the safety of pedestrian and vehicle traffic.

- **To the North:** Located directly to the North is a vacant lot zoned C-3
- **To the West:** Directly to the West there are single family residences, all zoned R1-7.
- **To the South:** To the South are mixed use commercial properties zoned C-3
- **To the East:** East of the property, across N Scottsdale Rd, the land is zoned C-3 and contains mixed use commercial developments.

2. Development Plan

Project Layout

The proposed development would maximize renovate the existing building footprint and is in conformance with the General Plan for this area. The single story building would contain one a single retail store with restrooms and office space. The project fronts North Scottsdale Road and will have one-way vehicular traffic through the lot, with point of access off of Scottsdale Road.

Connection to Existing Urban Fabric

This building will be renovated with a higher quality focus on design, consistent with Scottsdale's character and growth. The character of this area locates commercial uses along major arterials with pedestrian friendly connections, and is ideal for retail developments.

Architectural Character and Materials

This building has been designed with several planes varying heights to provide interest. The design of the building boldly highlights the important building volumes, such as the welcoming building entry.

Consistent with the Scottsdale architectural guidelines and surrounding context, the design will utilize a limited color palette. The building colors, Swiss Coffee, is taken from the Dunn Edwards desert collection to insure a natural color palette. The proposed building materials are consistent with those that are predominate in Scottsdale, including smooth stucco, glass and metal.

Landscape Character and Materials

The existing site is paved for parking, throughout; however efforts are being made with landscaping to upgrade the frontage along N Scottsdale to include native plants and enhance the approach to the building entrance as well as the pedestrian thru-traffic.

Safety and Convenience

The redevelopment of this property contributes to the general health, safety, and welfare of persons in the vicinity by creating additional walking opportunities within the economic core of Scottsdale. The site is walking distance of many residential districts and nearby commercial centers, thereby creating the opportunity for a more community centered and urban lifestyle.

The existing site will have minor modifications in order to aid in the promotion of safe circulation for pedestrians and vehicles. A new 5'-0" wide concrete sidewalk at grade will serve as the main building access, allowing pedestrians to safely circulate from parking to the retail store. New handicap spots will be located conveniently adjacent to a building entry. Vehicular traffic will be one-way through the lot, eliminating concerns of congestion and accidents.

Utility Integration

The utilities and mechanical equipment serving this building will be cohesively integrated into the overall development and building design.

- Roof mounted screening has been carefully designed to complement the character of the building and fully screen all new HVAC units.
- A new refuse enclosure will be provided with access off the alley. These site walls will be painted stucco to match the main building on the site.
- A fire riser fence with proposed semi-opaque black mesh screening at the rear of the building.
- Although the existing service entrance and panels are to remain in their existing street facing location, they have been carefully integrated into the design of the building framing in order to sit flush with the construction.

3a. Conformance to the General Plan

The property is designated as a Mixed-Use Neighborhood on the 2001 General Plan and designated as an Employment Core character type. This retail redevelopment is a perfect fit for the General Plan's Goals and Approaches.

You will find below a cross section of goals and policies with which this project aligns with the goals of the General Plan.

Land Use Element

LU1: Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities

- Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.

Response: This proposal will help strengthen the identity of Scottsdale's employment core by sustaining a viable economic base. This property is located in a major employment core of the city, where the existing structure is not serving the economic need of the community. Renovating the existing run-down building will help strengthen the surrounding business community.

LU5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.

Response: This proposed project is an appropriate intensity for the area and within walking distance of several other commercial shopping developments. The proximity to other mixed-use properties enables convenient, non-automotive trips. The continuous pedestrian sidewalk through the property offers an ease of accessibility between these different facilities.

LU9: Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods

- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods

Response: The proposed project will help direct the revitalization efforts in an area that contains many empty lots and buildings that have outlived their usefulness.

Economic Vitality Element

EV2: Encourage and maintain a high level of diverse, quality retail and entertainment activity in Scottsdale that supports the needs of Scottsdale's residents and visitors.

- Encourage the location of new, high quality, regionally oriented retail activities in Scottsdale. New retail activity should focus on unique and diverse retail adventures.
- Maintain a strong, aggressive position in dealing with bringing new, high quality retail and entertainment experiences to the community.

Response: As noted above, the proposed project will help revitalize an area that contains many empty lots and buildings that have outlived their usefulness. The occupant of this renovated structure is intended to be a high quality retail business with strong brand identity. The growth of strong brands in the area will offer more variety within the retail options in the area.

EV3: Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided

- Nurture and support established and businesses as well as new businesses
- Diversify Scottsdale's business and retail community so it includes a variety of business types as well as a variety of business scales and sizes
- Promote Scottsdale as a diverse shopping and entertainment destination

Response: The design is focused on supporting the strong brand identity of its established business. Introducing additional businesses in the area will help contribute to the growing variety of businesses within this retail community. This stand-alone retail store encourages a high quality business which will further promote Scottsdale's reputation as a diverse shopping destination.

EV5: Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.

- Regional and larger community retail centers are encouraged to locate on major streets and freeway interchanges where access is available and/or in close proximity to customers

- Maintain and develop neighborhood-shopping areas that are in proximity to neighborhoods and residential concentrations

Response: This project is located in an ideal location, along an easily accessible major arterial and in close proximity to residential district R1-7. The redevelopment of this existing structure into a retail building enhances and expands the available shopping area to the adjacent residents of Scottsdale, creating the opportunity for a more community centered and urban lifestyle.

EV7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage quality redevelopment in employment areas to provide new jobs, new retail, and new entertainment opportunities in the Scottsdale market.
- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.
- Enhance the experience for visitors who evaluate the quality of their experience through their visual impressions of the community by revitalizing the mature built environment of businesses and neighborhoods.

Response: As noted above, the proposed project revitalizes an existing building and property in order to increase the quality of services offered in the area. This is currently a run-down building that remains unused. The site and surrounding properties will benefit from a renovation that will enhance the visual impressions of the neighborhood and encourage visitors to engage in the Scottsdale economy.

Neighborhood Element

NE3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

- Support and encourage appropriate public and private economic reinvestment in mature, physically and economically declining areas.
- Use redevelopment and revitalization techniques to positively impact the visual and aesthetic impressions that tourists, citizens, and the businesses have of the overall city.
- Revitalize and redevelop aging retail areas in order to maintain Scottsdale's standing as one of the major retail, restaurant, and entertainment destinations within the metropolitan area.
- Revitalize and redevelop Scottsdale's mature employment centers in order to maintain and enhance the health of Scottsdale's job market.

- Encourage adaptive reuse of existing structures where feasible and context appropriate

Response: The proposed project will help revitalize an area that contains many empty lots and buildings that have outlived their usefulness. The new development has been designed to introduce additional high quality retail opportunities on an otherwise aged and useless site.

The project is an adaptive reuse of the existing bar that is situated on the south parcel. The design intentionally utilizes the existing slab and exterior walls of the existing structure to minimize environmental impact and preserve the character of the site.

3b. Conformance to the Character Area Plan

The property is located along the Regional Corridor of the Southern Scottsdale character area. This retail redevelopment fits the areas diverse and thriving economic corridor.

You will find below a cross section of goals and policies with which this project aligns with the goals of the Character Plan.

Land Use Goals

LU3: Promote revitalization, reinvestment, and development along Southern Scottsdale's corridors

- Policy LU3.3: Encourage the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along corridors.

Response: This project focuses on revitalizing an existing site and building, including the combination of two fragmented parcels to eliminate non-conforming conditions. The lot combination creates opportunities for safe pedestrian and emergency circulation.

Character & Design Goals

Goal CD3: Promote high quality design for new and revitalized mixed-use, commercial, and residential development along corridors, within regional centers, and activity areas.

- Policy CD3.1: Encourage design standards for corridors, Regional Centers, and Activity Areas that enhance and strengthen new and revitalized development.
- Policy CD3.2: Support façade and site improvements to existing development through incentives
- Policy CD3.4: Building design should be sensitive to the evolving context of an area over time

Response: The existing structure on this site is outdated and unused. This project promotes the revitalization and transformation of the existing building by improving the façade to meet the ever-evolving context of high quality Scottsdale design. The building design uses materiality and volumes that are consistent with the Scottsdale architectural evolution.

Goal CD4: Site and Building design of new development and redevelopment should respond to the Sonoran desert climate

- Policy CD4.1: Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities

Response: The improvements with this project include awareness of the desert climate and property location. The design focuses on incorporating design elements that aid in the reduction of solar heat gain. Windows will be designed with low reflectivity glazing and recessed a minimum of 50% in the exterior wall. Shadow will be generated on the glazing by the use of both vertical and horizontal extrusions.

Goal CD6: Promote, plan, and implement design strategies that are sustainable.

- Policy CD6.2: Encourage building design, orientation, and layout that reduce energy consumption.
- Policy CD6.4: Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.

Response: The redevelopment of this building will minimize environmental impact by preserving the exterior walls and slab of the existing structure in order to reduce the demolition and waste produced during the building construction phase of the project.

Economic Vitality Goals

Goal EV1: Support reinvestment that updates and/or replaces aging commercial properties

- Policy EV1.4: Identify, evaluate, and implement economic revitalization and reinvestment tools to address commercial development in Southern Scottsdale

Response: The intent of this project is to update and aged structure on the property. Sitting in a popular economic core of Scottsdale, it is crucial that the existing commercial properties are inviting and designed to promote the retail business. As an unused building, the current status of the building is not serving the community or economy of Scottsdale. The proposed design revitalizes the property to create a welcoming storefront and new retail opportunities that will promote the intended use of the area.

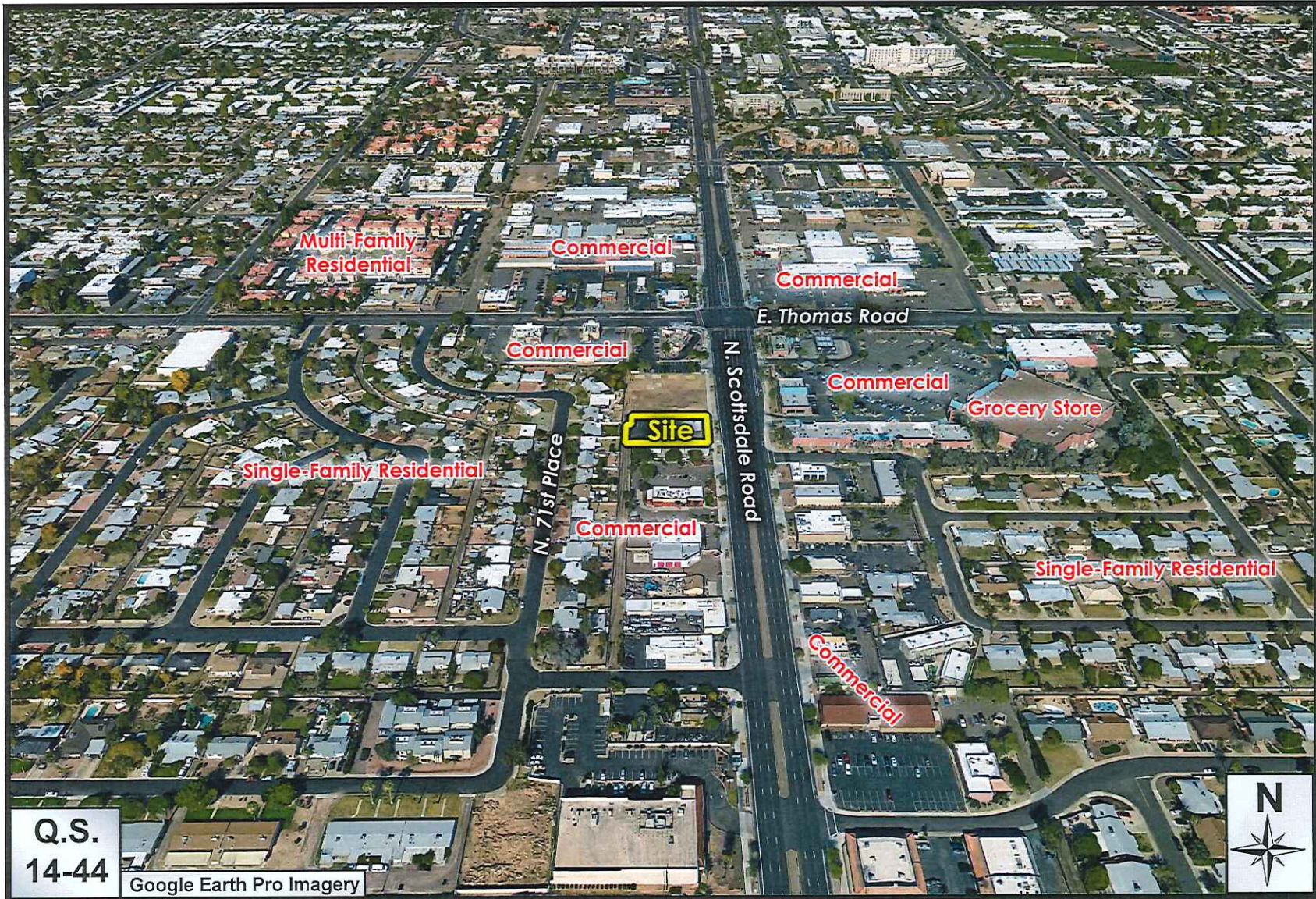
4. Development Standards

This project is subject to the Highway Commercial (C-3) Development Standards. The chart below lists the proposed development standards in compliance with city requirements.

APPLICABLE DEVELOPMENT PLAN STANDARDS	PROVIDED DEVELOPMENT PLAN
<i>Floor area ratio. Maximum: 0.80</i>	<i>Lot Coverage: 0.17</i>
<i>Maximum Building Height 36'-0"</i>	<i>Proposed Building Height: 14'-8"</i>
<i>Required Open Space: 2,022 S.F.</i>	<i>Existing Provided Open Space: 666 S.F. of existing open space to be landscaped in compliance with development standards.</i>
<i>Setbacks from side and rear yards</i> Minimum setback of 50'-0", including any alley width, from a single-family residential district	<i>Rear yard adjacent to R1-7 Zoning: 83'-0"</i> <i>North Side Yard: 36'-11"</i> <i>South Side Yard: 18'-3"</i> <i>Building Frontage: 9'-8"</i>
<i>Screening</i> Except as otherwise specified, all operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review Board approval	<i>Refuse Enclosure: 6'-0" CMU site walls w/ painted stucco finish to match main building</i> <i>Fire Riser Screening: 8'-0" Chain-link fence w/ semi-opaque black mesh privacy screen</i> <i>Roof Mounted HVAC: Building parapet @ 14'-8" with additional b-deck screening</i>

5. Conclusion

This proposed project demonstrates how an aged and underutilized site can be redeveloped to revitalize the surrounding community and aid in the economic growth of Scottsdale by providing a high quality and attractive retail opportunity. As demonstrated in the narrative, the project is in conformance with the City of Scottsdale's General Plan, Character Area Plan and Architecture Guidelines.



SimonCRE Ashford IV – Retail Improvements

69-DR-2015

ATTACHMENT #2



SimonCRE Ashford IV – Retail Improvements

69-DR-2015

ATTACHMENT #2A



2730 N SCOTTSDALE RD

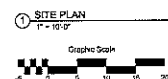


REVISION

Phase:	DA
Drawn By:	MPC
Reviewed By:	LCB
SDI Project No:	3578
Date:	12/18/2018

DRO.1
ARCHITECTURAL
CONTEXT PLAN

69-DR-2015
2/12/2016

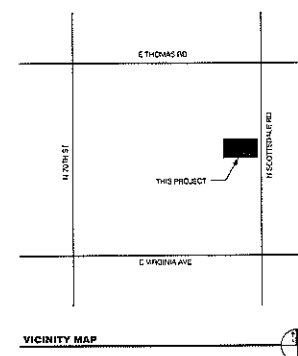


PROJECT ADDRESS		2706 N SCOTTFIELD AVE SCOTTFIELD, AZ 85257
ASSESSMENTS PAREL #		126-01-0074 / 126-01-0040
LOT AREA (NET)		12,640 SF ± 5,677 SF
		TOTAL (NET): 18,320 SF ± 42 ACRES
LOT AREA (GROSS)		17,635 SF ± 4,610 SF
		TOTAL (GROSS): 26,825 SF, 60 ACRES
ZONING:		C-0
BUILDING HEIGHT:		14'-0" (D/C MAX)
BUILDING AREA (GROSS):		3,197 SF
BUILDING AREA (NET)		2,809 S.F.
BUILDING OCCUPANCY(IES):		M
OCCUPANT LOAD:		2,600 S.F./30 = 63
CONSTRUCTION TYPE:		V-B
STORIES:		1
MAXIMUM GULLING AREA (TABULAR):		9,000 S.F.
AREA SEPARATIONS REQUIRED:		NO
FIRE SPRINKLING REQUIRED		YES
FIRE ALARMS PROVIDED:		YES
FIRE ALARMS REQUIRED:		NO
FIRE ALARMS PROVIDED:		NO
NUMBER OF EXITS PROVIDED:		2
NUMBER OF EXITS REQUIRED:		2

PARKING CALCULATION				
AREA NAME	AREA	LF PARKING	ACCESSIBLE PARKING PERCENTAGE	REQUIRED ACCESSIBLE SPACES
BANKING BUILDING	3192 SF	293 SF	12.7%	0.01
		42.7%		0.01

PARKING PROVIDED	
PARKING PROVIDED	PARKING SPACES ACCESSIBLE PROVIDED

BICYCLE PARKING	
BICYCLE PARKING REQ'D	BICYCLE PARKING PROVIDED



SYNTECTIC
1151 West University
Drive, Suite 161, Tempe,
AZ 85281
E: 480.340.9766
F: 480.838.0211

RETAIL TENANT IMPROVEMENT SIMONCRE ASHFORD IV

2730 N SCOTTSDALE RD
SCOTTSDALE, AZ



Date: 12/14/2011

BDO 1

DR2.1

STEP 2A

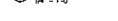
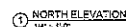
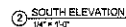
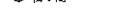
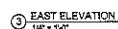
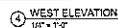
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ATTACHMENT #4

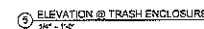
69-DR-2015
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SHOOT KEYED NOTES

1. NOV-MED-HIGH UNIT SCREENING
2. 3-4" WIDE OPENING FOR MECHANICAL ACCESS
3. NOV-MED-HIGH PACKAGE UNIT, BEYOND
4. LINE OF INTERNAL OR EXTERNAL SCREENING
5. SCOURING IN THIS LOCATION. SCOURER TO BE PAINTED TO MATCH DULON PAINT
6. NOV-PROPOSED EXTERIOR LIGHT FIXTURE (TYPE)
7. NOV-CHARMELINE FIRE RIDGE SCREEN FACING WITH PRIVACY MEDIA, THIS LOCATION
8. NOV-PROPOSED EXTERIOR DOVE LIGHT FIXTURE, THIS LOCATION
9. EXISTING DOOR, THIS LOCATION, PANELS TO BE FLUSH WITH NEW EXTERIOR FINISH OF WALL
10. LIGHT GAUGE STEEL PLATE WINDOW SHIELD, 6" PERIMETER
11. LIGHT GAUGE STEEL PLATE WINDOW OVERHANG 6" IN
12. NOV-DOOR LOCATION
13. NOV-LOW LIGHT GAUZE TYPE
14. 3-4" MED-HIGH MASONRY FINISHING SCREEN WALL, THIS LOCATION

SIGNAGE CALCULATIONS	
NOTE: FUTURE TENANT SIGNAGE TO BE (UNDER SEPARATE PERMIT)	
ALLOWABLE AREA:	
SUM TOTAL SIGN AREA:	FRONTAGE: 25'-11" X 1.5 = 38.9 S.F.
NORTH SIGNAGE:	72'-0" = 72.78 S.F.
EAST SIGNAGE:	60'-11" = 60.92 S.F.
PROVIDED SIGNAGE:	
NORTH SIGNAGE:	30 S.F.
EAST SIGNAGE:	30 S.F.
TOTAL AREA PROVIDED:	60 S.F. (60.8 MAX ALLOWABLE)





RETAIL TENANT IMPROVEMENT SIMONCRE ASHFORD IV

[illegible]

Phase: 09

Drawn By: MPC

Reviewed By: LCB



SDI Project No: 2578

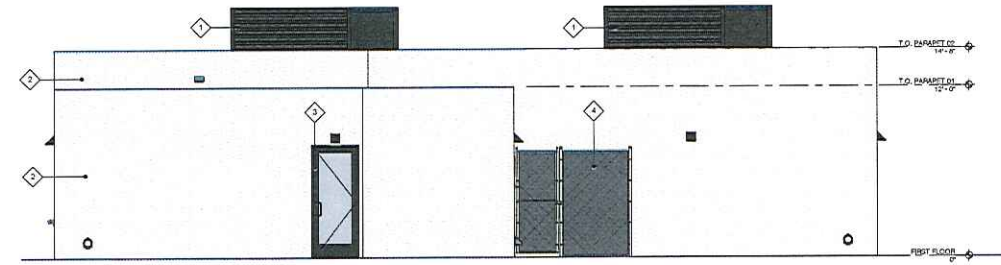
Date: 12/16/2016

Street

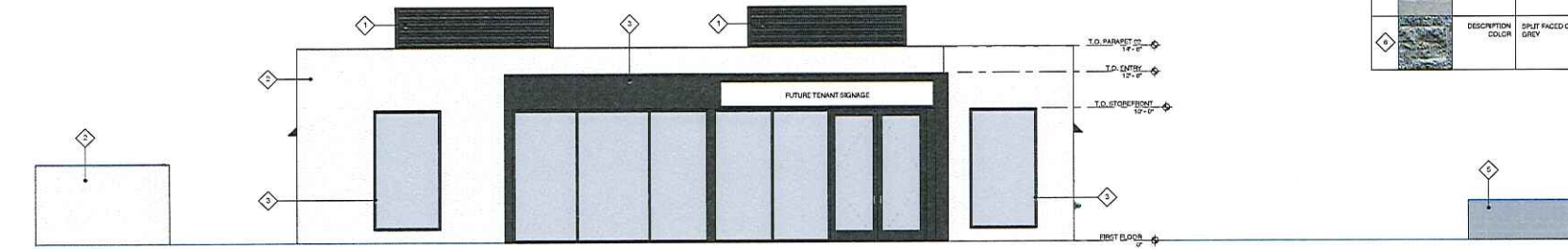
DB3 1

DRS. I

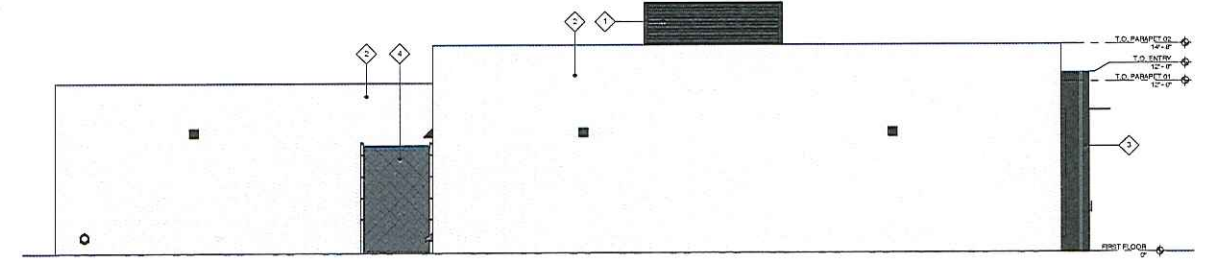
EXTERIOR ELEVATION LEGEND		
1		HORIZONTAL B-DECK PANEL ATAS INTERNATIONAL, INC. BLACK/02
2		PAINTED STUCCO SYSTEM DUNN EDWARDS DEN 381 - SWISS COFFEE FLAT
3		BLACK POWDERCOATED ALUMINUM WHITE BLACK
4		MESH PRIVACY SCREEN © CHARLENKENCE BLACK
5		EXISTING MASONRY SITE WALL UNFINISHED - GREY
6		SPLIT FACED CLAY PAVING, PRIVATE WALL GREY



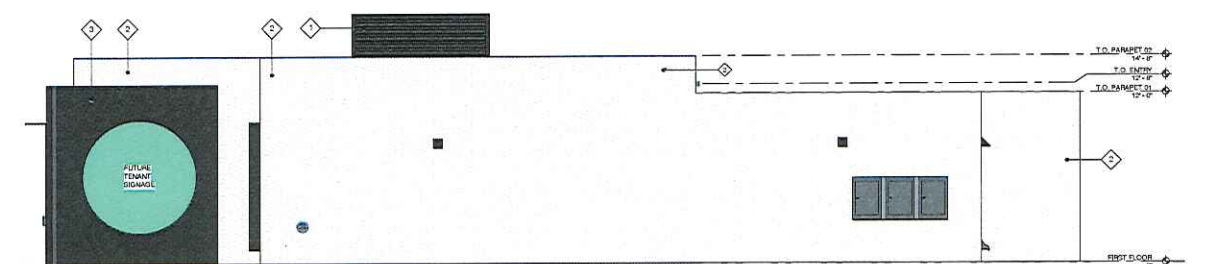
① WEST ELEVATION (COLOR)
1/4" = 1'-0"



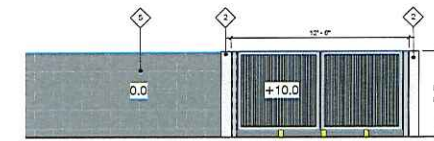
② EAST ELEVATION (COLOR)
1/4" = 1'-0"



③ SOUTH ELEVATION (COLOR)
1/4" = 1'-0"



④ NORTH ELEVATION (COLOR)
1/4" = 1'-0"



ELEVATION @ TRASH ENCLOSURE Copy

⑤ $\frac{1}{\frac{1}{4} + 1 - 2}$



STREETSCAPE VIEW



ENLARGED ENTRY PERSPECTIVE



NORTH PERSPECTIVE



SOUTH PERSPECTIVE

**RETAIL TENANT IMPROVEMENT
SIMONCRE ASHFORD IV**
2750 N SCOTTSDALE RD
SCOTTSDALE, AZ



REVISIONS

Phase: DR
Drawn By: MFC
Reviewed By: LDB
SIX Project No: 0276
Date: 10/16/2015

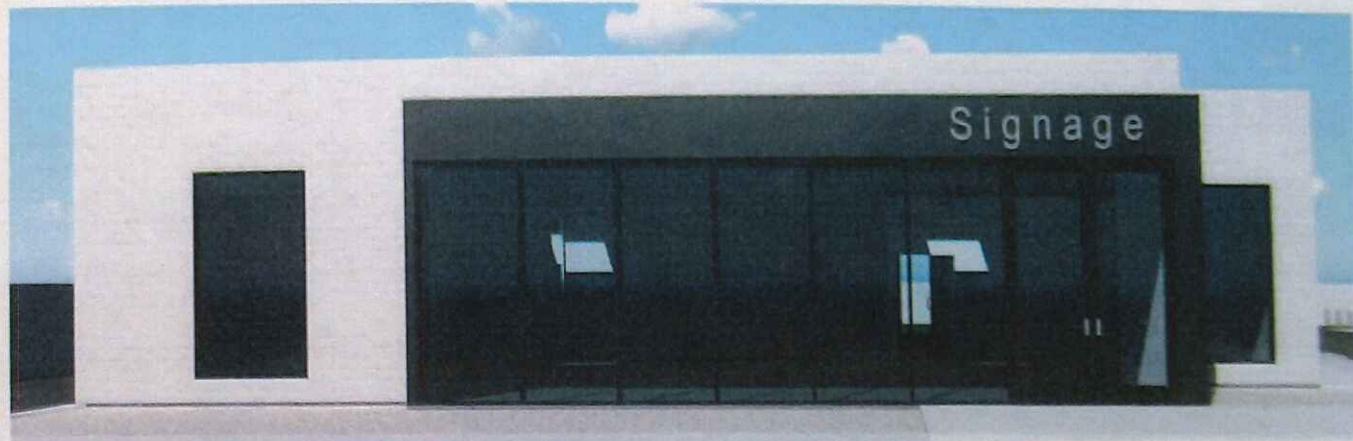
DR4.1
PERSPECTIVES /
STREETSCAPE VIEW

synectic design



SimonCRE ASHFORD IV RETAIL STORE

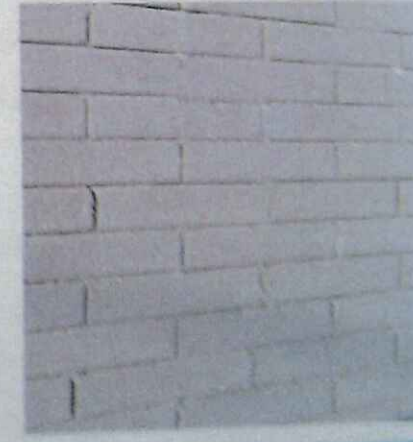
2730 N SCOTTSDALE RD
SCOTTSDALE, ARIZONA



POWDER COATED ALUMINUM FINISH
COLOR: MATTE BLACK



PAINTED CMU SYSTEM
MFR: DUNN EDWARDS
COLOR: DE6370 SWISS COFFEE
TEXTURE: SAND PEBBLE FINE



69-DR-2015
12/21/15



STARPHIRE® Ultra-Clear Glass

	Starphire® Ultra-Clear Glass	Shading Coefficient	Visible Light	U-Value 1/12 ft²/h	Energy Loss (BTU/h)
Monolithic 1/8" (3mm)	0.91	1.24	91%	1.04	0.04
Monolithic 1/4" (6mm)	0.88	1.21	91%	1.04	0.04
Monolithic 3/8" (9.5mm)	0.85	1.18	91%	1.04	0.04
Monolithic 1/2" (12.5mm)	0.82	1.15	91%	1.04	0.04
Monolithic 5/8" (15.8mm)	0.79	1.12	91%	1.04	0.04
Monolithic 3/4" (19mm)	0.76	1.09	91%	1.04	0.04

Values based on 100% transmittance using 100% visible light. Values are for 100% transmittance only. This document is not a contract. See the attached drawings for additional details. This document is for general information only.

DESCRIPTION

The Lumiere Eon LED 303-W1-LEDB1 is a compact, low profile, dimmable LED direct/indirect luminaire. The luminaire features full vertical adjustment (180°) for easy aiming and mounts directly to any wall or ceiling surface over a standard 4" square junction box. It is standard with a universal input LED driver (120 - 277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. 303-W1-LEDB1 may be used indoors or outdoors and carries an IP66 rating.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction

Head and back plate are precision machined from corrosion-resistant 6061-T6 aluminum. A universal mounting plate and one piece silicone key hole gasket is provided for adaption to junction box or surface. Stainless steel hardware is included.

Mounting

The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.

Optical

LightBAR™ and optical assembly are sealed by a diffused, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral

throw), T4 (forward throw) and T5X (Extra Wide Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering – see catalog logic for details. An edge-lit option is available.

Electrical

The 8.5W 303-W1-LEDB1 is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). It will operate in -40°C to 50°C [-40°F to 122°F]. The driver incorporates surge protection. An optional 0-10V dimming driver is also available.

Finish

The luminaires are double protected by a RoHS compliant chemical film undercoating and polyester

powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. RAL and custom color matches available upon request. Luminaires can also be brushed with a clear coat finish. The LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing (LCF).

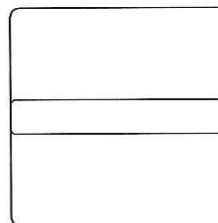
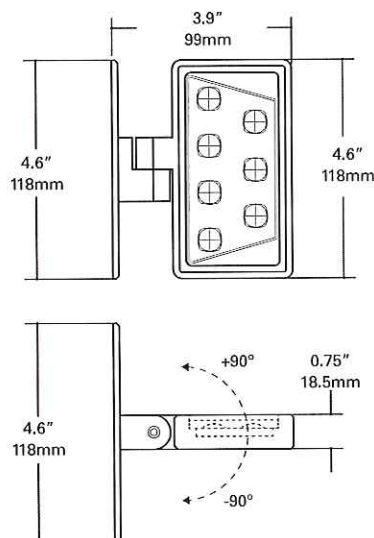
Warranty

Lumiere warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.



303-W1-LEDB1
EON LED

APPLICATIONS:
CEILING / WALL MOUNT
DIRECT
INDIRECT



CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP66 Ingress Protection Rated

TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

ORDERING INFORMATION

Sample Number: 303-W1-LEDB1-2700-UNV-T2-DIM10-BK-EDGE

Series	Color Temperature	Input Voltage	Optics	Dimming	Finish ¹	Options ^{2,3}
303-W1-LEDB1 Head contains one (1) Mini LightBAR™	2700=2700K 3000=3000K 3500=3500K 4000=4000K TSAM =Turtle Safe Amber (585-595nm)	UNV=Universal 120-277, 50/60Hz	T2=Type II, Lateral Throw T4=Type IV, Forward Throw T5X=Type V, Extra Wide Flood	DIMELV=Trailing Edge Phase DIM10=0-10V Dimming	Painted BK=Black BZ=Bronze CS=City Silver WT=White Premium Finish BA=Brushed NSS=Solid Stainless Steel	EDGE=Edge lit glass lens LCF=LightBAR cover plate matches housing finish

NOTES: 1 Custom and RAL color matching available upon request. Consult factory for further information. 2 Add suffix in the order shown. 3 LCF option not available when WT (white) finish is selected.

Bloemberg, Greg

From: Diana Kaminski <dianakaminski@cox.net>
Sent: Thursday, January 07, 2016 9:44 AM
To: Bloemberg, Greg
Subject: RE: 2730 Scottsdale Rd Project, need more information

Thank you! I'm not sure what happened when I used google street view, it took me to Circle K, I think the same address but on an e/w street!

Now that I've seen the building, the proposed changes aren't bad, it will open up the view to the street, making it more pedestrian friendly. Just don't let it be all white or all grey and white....I'm already tired of that trend and can't wait for the *50 shade of grey* building craze to end. Thanks! Diana

From: Bloemberg, Greg [<mailto:Gbloemberg@scottsdaleaz.gov>]
Sent: Thursday, January 07, 2016 8:44 AM
To: 'dianakaminski@cox.net'
Subject: RE: 2730 Scottsdale Rd Project, need more information

Hello Diana,

This location used to be a Dirty Drummer restaurant/bar and is due south of the McDonalds at Thomas & Scottsdale. It is being converted to retail. Staff is still reviewing the proposal, so cannot comment on the landscaping, but your comments are noted and appreciated. I will pass them along to the applicant and include them in any future DRB report. In case you did not already know, the case # is 69-DR-2015.

Let me know if you have any additional questions.

Regards,

Greg Bloemberg

Senior Planner

Current Planning

City of Scottsdale

e-mail: gbloemberg@scottsdaleaz.gov

phone: 480-312-4306

From: dianakaminski@cox.net [<mailto:dianakaminski@cox.net>]
Sent: Thursday, January 07, 2016 7:08 AM
To: Bloemberg, Greg
Subject: 2730 Scottsdale Rd Project, need more information



The applicant is requesting approval to modify the design of an existing commercial building and convert it from restaurant use to a retail use, located at 2730 N. Scottsdale Road. Greg, I'm confused, 2730 N Scottsdale Road is a Circle K gas station, not a restaurant. Can you please email me a photo of the existing building proposed for modification, I can't place what site is being modified. From the renderings proposed, it appears to have minimal landscape at the street front. I would like to see street trees shading the sidewalk, and more vegetation. Without knowing which building is being converted, I can't comment on the architecture. I'll follow up when I can compare what is there to what is proposed. Thanks!



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